

WELCOME

Shoreline Master Program Open House



CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

What does shoreline development look like?



Columbia Shores



Lewis River



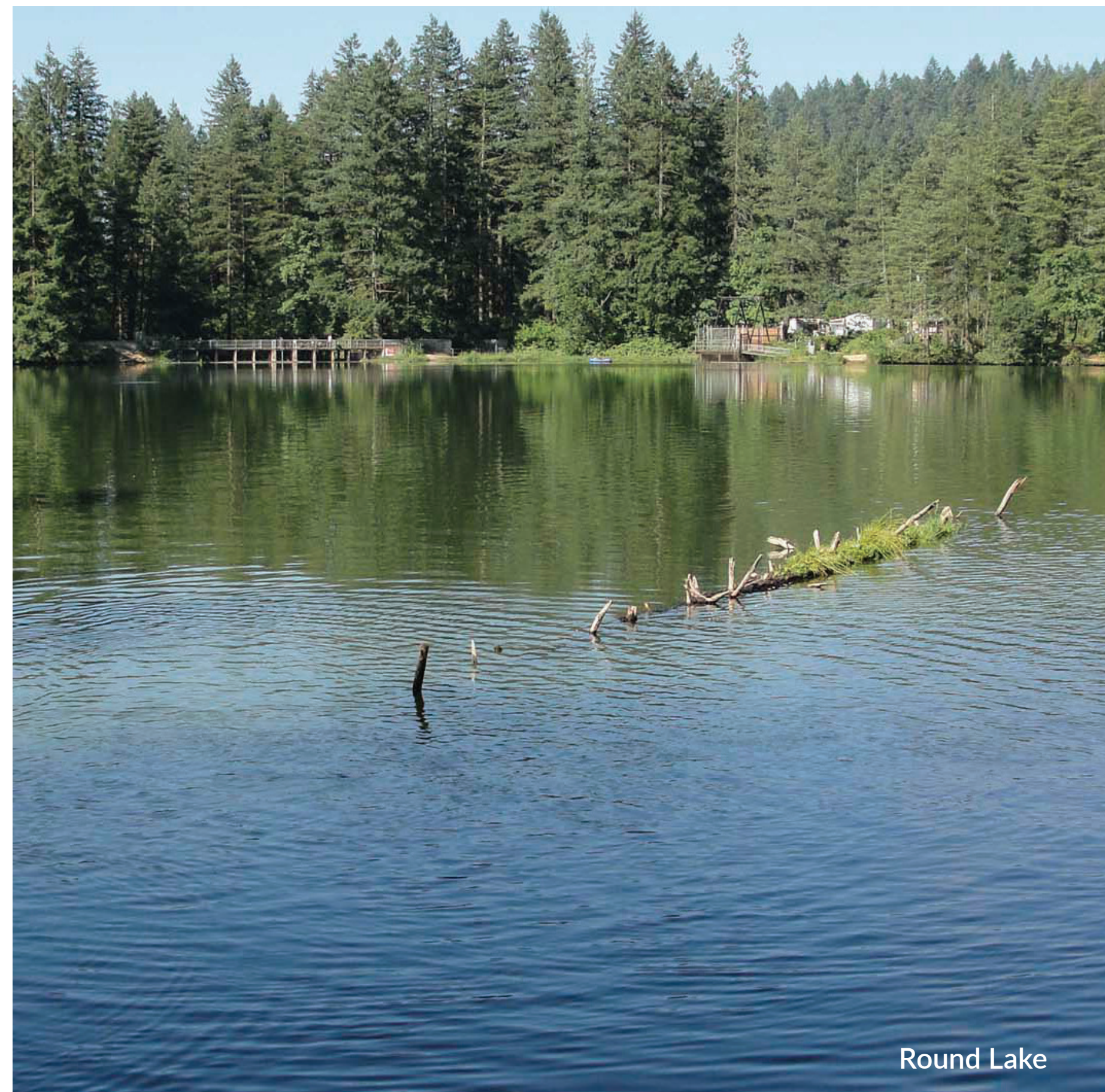
Battle Ground Lake



Salmon Creek



McCuddy's Marina and Port of Ridgefield



Round Lake



Hayden Bridge & Port of Vancouver



Cedar Creek Grist Mill

Shoreline Designation Descriptions



AQUATIC

The purpose of the “Aquatic” shoreline designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high water mark (OHWM).



NATURAL

The purpose of the “Natural” shoreline designation is to protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline ecological functions intolerant of human use. These systems require that only very low-intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes. Consistent with the policies of the designation, restoration of degraded shorelines within this environment is appropriate.



URBAN CONSERVANCY

The purpose of the “Urban Conservancy” shoreline designation is to protect and restore shoreline ecological functions of open space, floodplains, and other sensitive lands, where they exist in urban and developed settings, while allowing a variety of compatible uses.



MEDIUM INTENSITY

The purpose of the “Medium Intensity” shoreline designation is to accommodate primarily residential development and appurtenant structures, but to also allow other types of development that are consistent with this chapter. An additional purpose is to provide appropriate public access and recreational uses.



HIGH INTENSITY

The purpose of the “High Intensity” shoreline designation is to provide for high intensity water-oriented commercial, transportation, and industrial uses while protecting existing shoreline ecological functions and restoring ecological functions in areas that have been previously degraded.



RURAL CONSERVANCY RESIDENTIAL

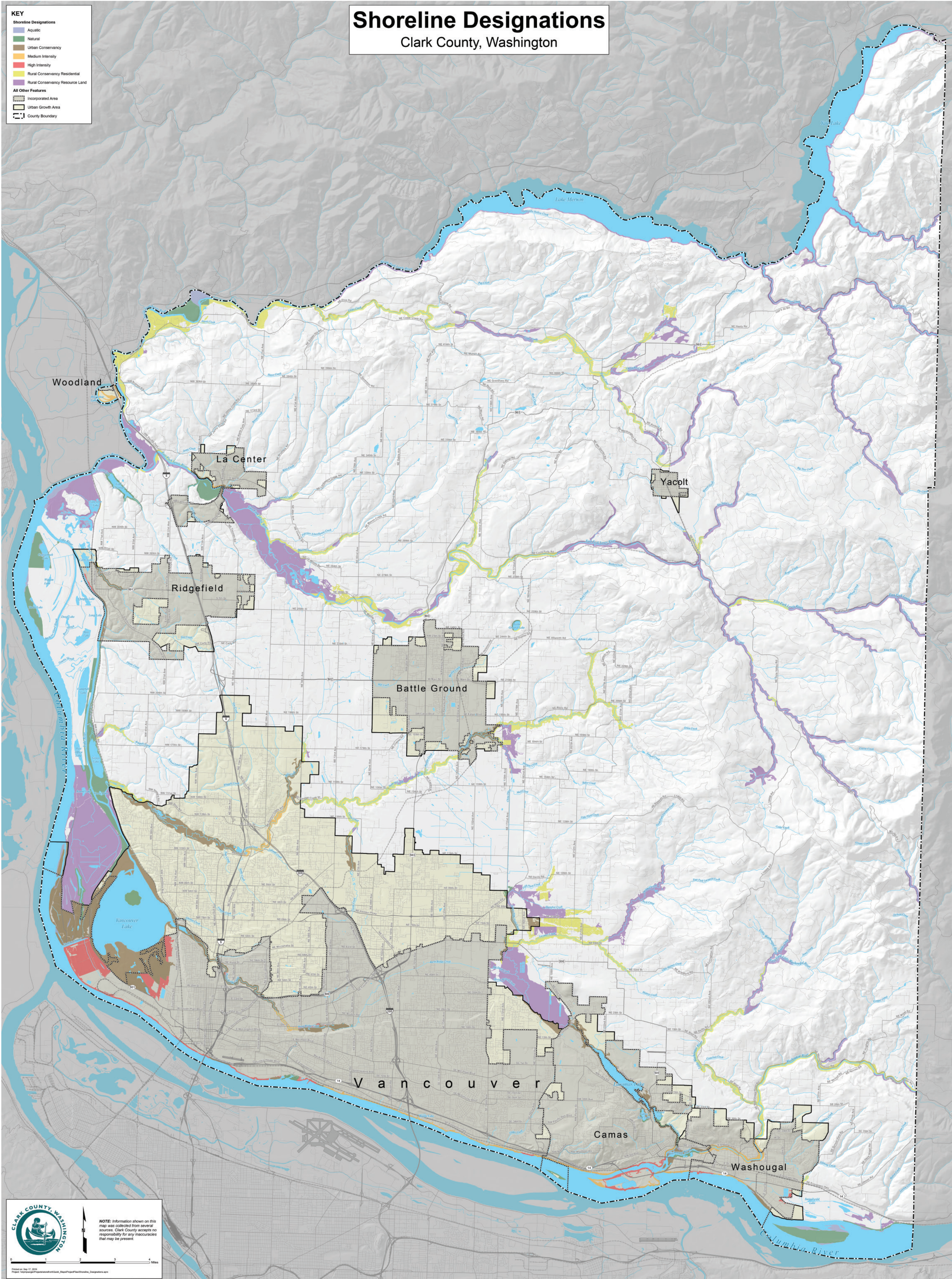
The purpose of the “Rural Conservancy – Residential” shoreline designation is to protect shoreline ecological functions, conserve existing natural resources and valuable historic and cultural areas in order to provide for sustained resource use, achieve natural floodplain processes, and provide recreational opportunities. Examples of uses that are appropriate in a Rural Conservancy – Residential shoreline designation include low-impact, passive recreation uses, water-oriented commercial development, and low-intensity residential development.



RURAL CONSERVANCY RESOURCE LANDS

The purpose of the “Rural Conservancy – Resource Lands” shoreline designation is to protect shoreline ecological functions, conserve existing natural resources and valuable historic and cultural areas in order to provide for sustained resource use, achieve natural floodplain processes, and provide recreational opportunities. Examples of uses that are appropriate in a Rural Conservancy – Resource Lands shoreline designation include low-impact outdoor recreation uses, timber harvesting on a sustained-yield basis, agricultural uses, and other natural resource-based uses.

Shoreline Master Program



No Net Loss *How is the Shoreline Master Program Working?*

No net loss is a key concept of the Shoreline Management Act (SMA). It means that the condition of shoreline ecological functions post-development need to be at least equal to pre-development ecological functions. The no net loss standard is designed

to balance the introduction of new impacts to shoreline ecological functions resulting from new development through mitigation sequencing and restoration. The county must achieve this standard through both the Shoreline Master Program planning process and

appropriately regulating individual developments as they are proposed in the future. Any amendments to the Shoreline Master Program that may occur through this periodic review process will need to comply with the no net loss standard.

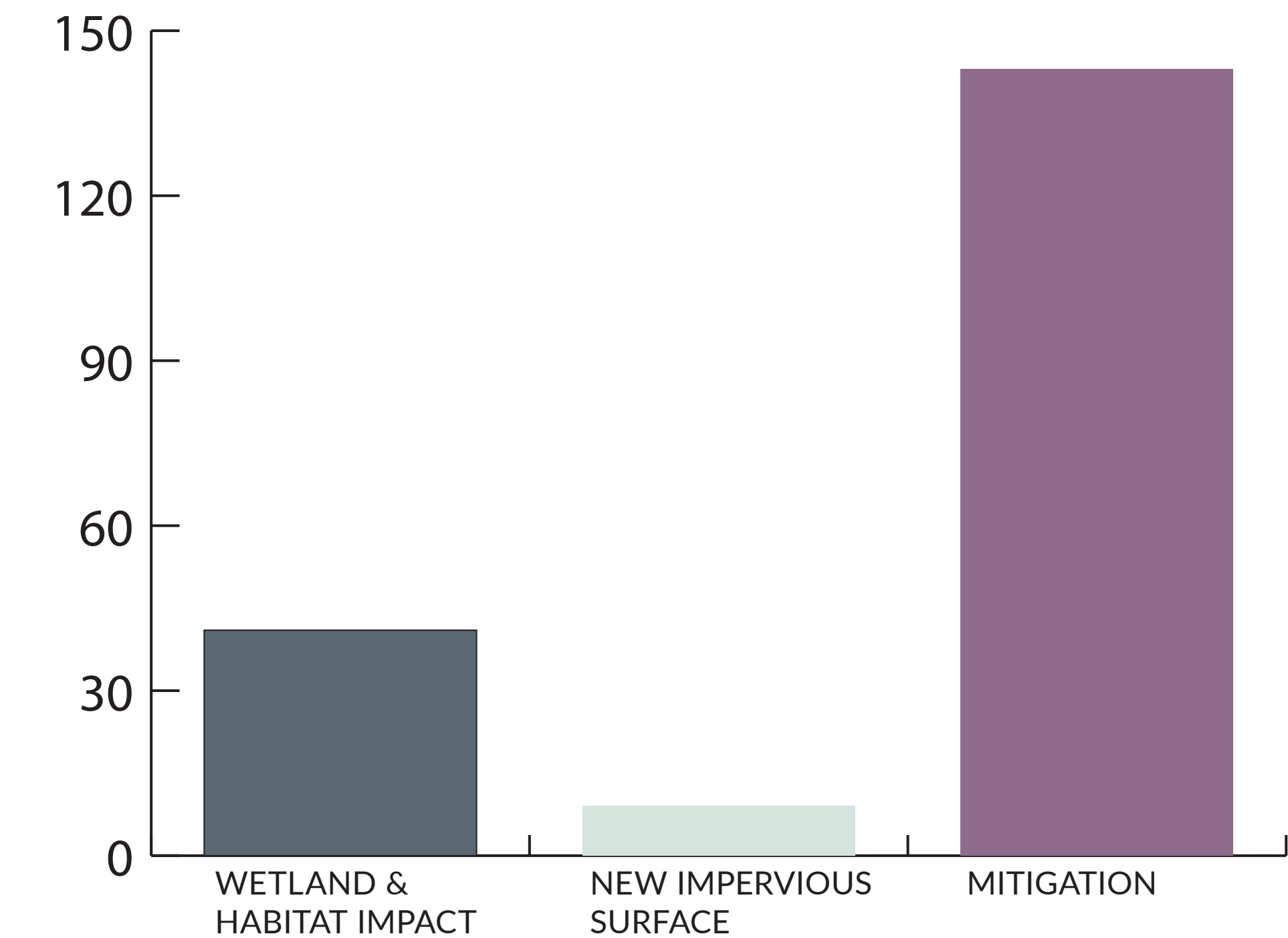
Program data was reviewed since the last major update to the Shoreline Master Program in 2012. 173 shoreline projects were approved between 9/12/12, when the 2012 SMP went into effect, and 12/20/18, when county staff last compiled shoreline program data.

Area of Permanent Project Impacts & Mitigation

9/12/12 to 12/20/18

Approximately 50 acres of wetland/habitat and impervious surface impacts resulted in 143 acres of mitigation. (There is some overlap between the wetland/habitat and impervious surface area, so consider these numbers rough estimates.) The shoreline regulations are structured to align with the concept of no net loss, and the result that the mitigation area is greater than the impact area is an indicator that project proposals are consistent with county regulations and no net loss.

There is some overlap between the wetland/habitat and impervious surface impacts.

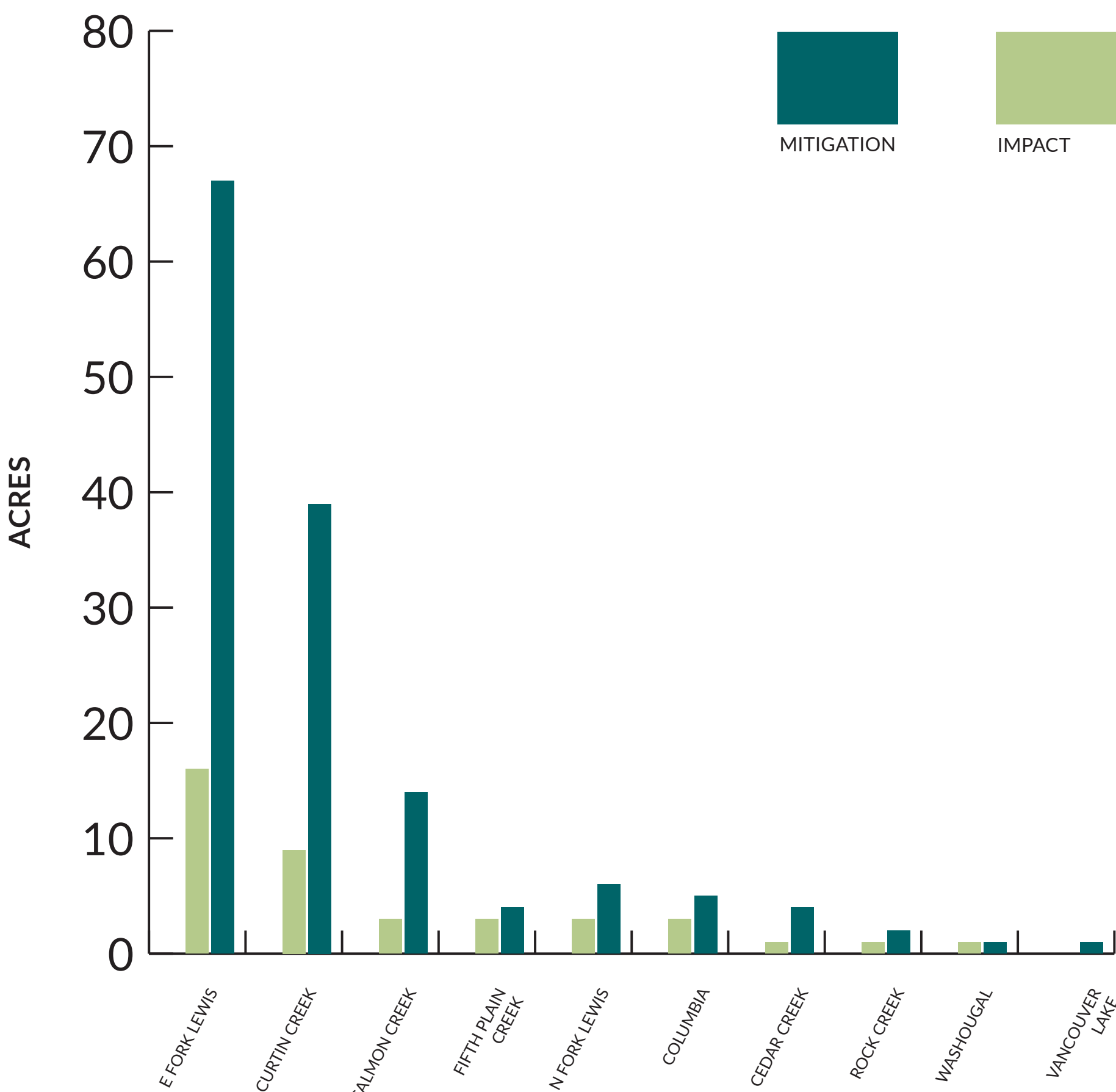


Area of Permanent Project Impacts & Mitigation by Waterbody

9/12/12 to 12/20/18

When viewing the project impact and mitigation data by waterbody, the East Fork Lewis River saw the most of both. Most of the impacts and mitigation are related to two restoration projects along the river. The Curtin Creek impacts and mitigation are primarily from a road improvement project.

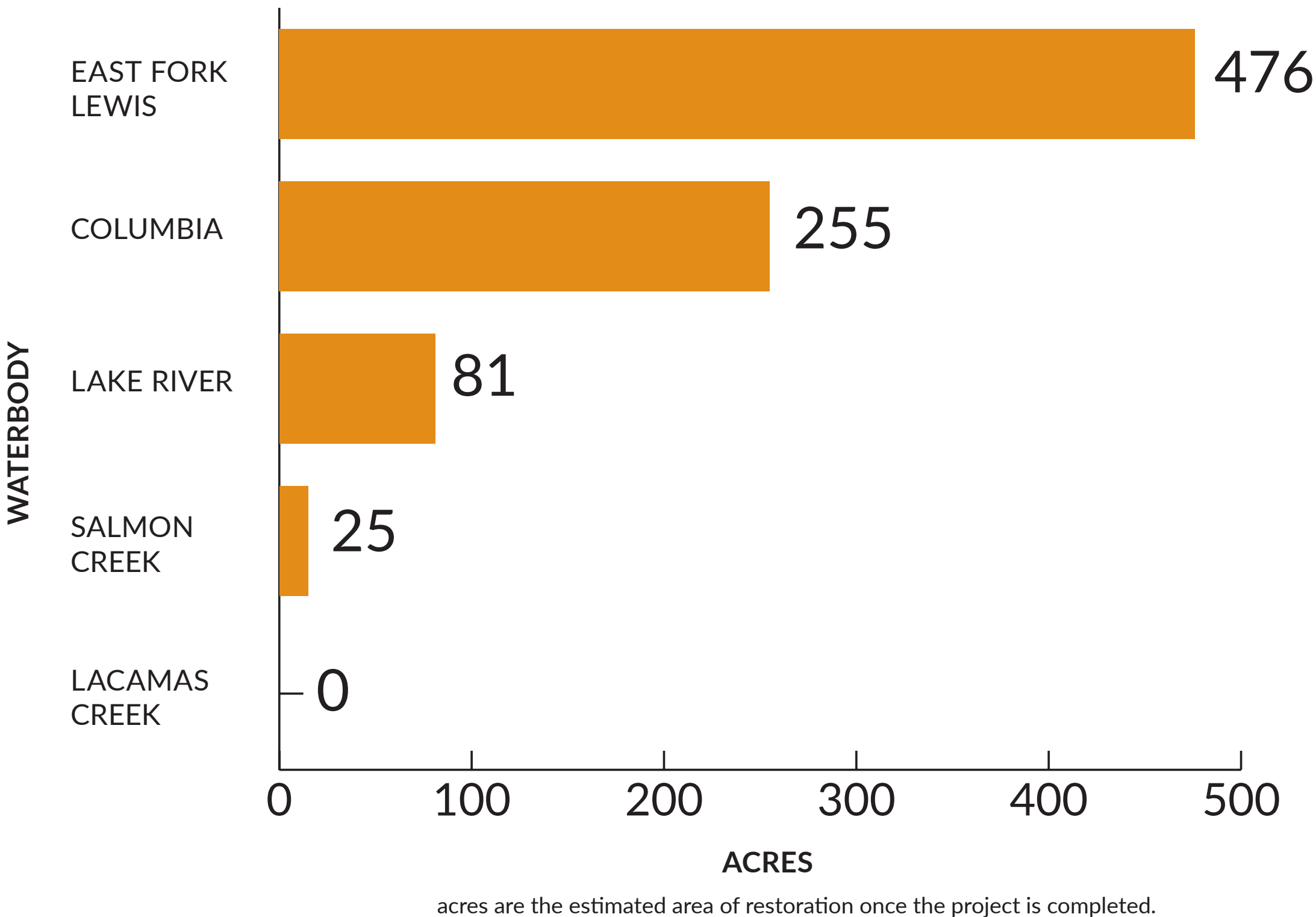
The ten waterbodies with the largest area of development impacts are shown.



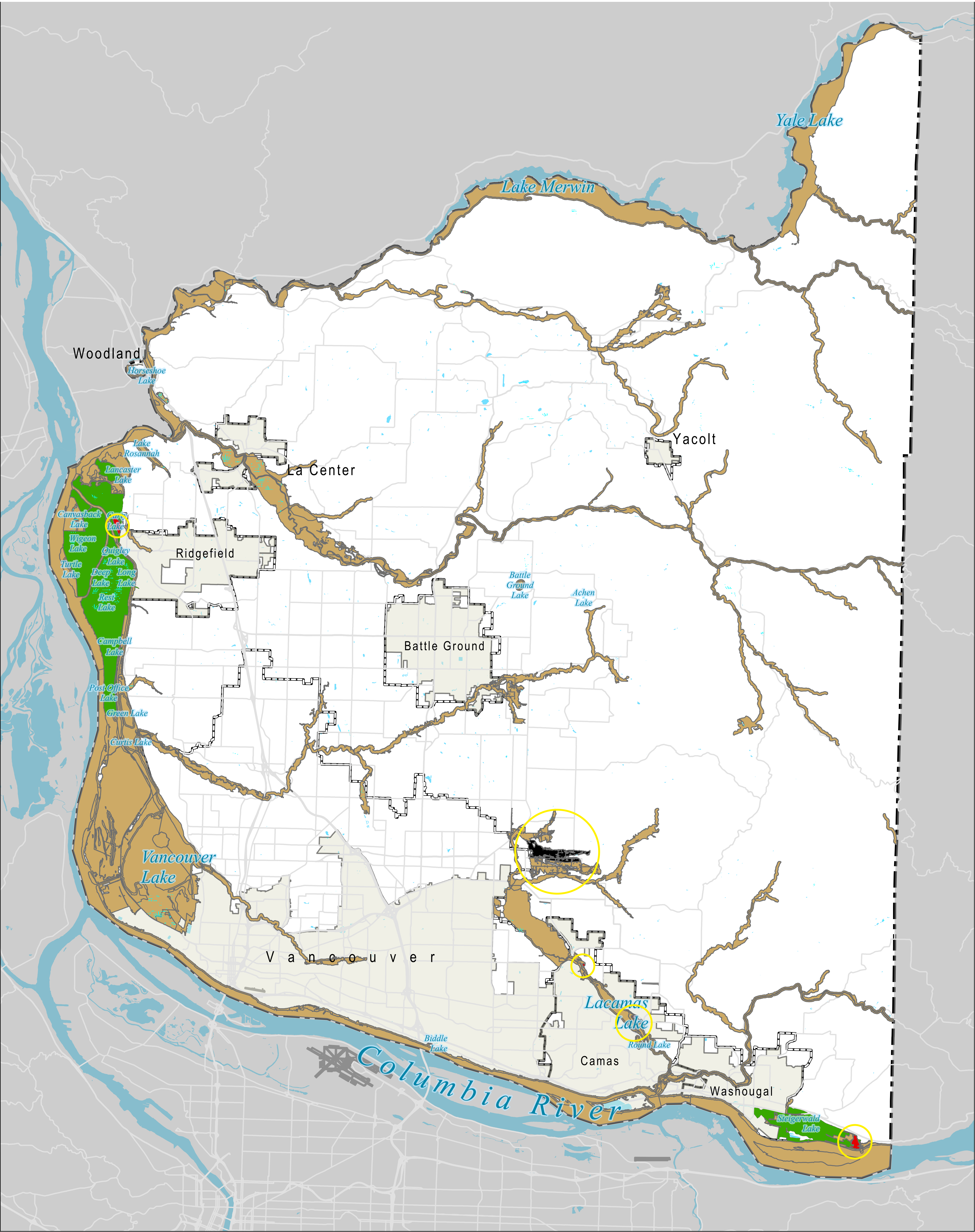
Restoration Project Area

9/12/12 to 12/20/18

Eight restoration projects were approved to restore roughly 827 acres. (This is in addition to the 143 mitigation acres.) More than half of this restoration area is along the East Fork Lewis River.



Shoreline Master Program – Proposed Changes



Proposed Changes to Shoreline Map

November 2019 Draft



NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

0 1 2 3 Miles

KEY

- Areas Added
- Areas with no Change
- Areas Removed
- USFWS National Wildlife Refuges**
- Proposed Changes
- County Boundary
- Incorporated Area
- Urban Growth Area

Shoreline Master Program *Proposed Text Changes*

CRITICAL AREAS

The Shoreline Master Program regulates critical areas within shoreline jurisdiction. The Shoreline Management Act requires that the SMP protect critical areas within shoreline at least as well as they are protected outside of shoreline jurisdiction. The county's SMP is structured so that it incorporates the county critical areas code through reference. In order for the current critical areas code to be incorporated into the SMP, amendments are needed to reference the current ordinance.

FLOATING HOMES & ON-WATER RESIDENCES

Code language is being proposed to clarify how to address floating homes and on-water residences that may relocate.

FRESHWATER DOCKS

The Shoreline Management Act includes a dollar threshold for freshwater docks. If the construction of such a dock does not exceed the cost threshold, then it may be considered exempt from needing a Shoreline Substantial Development Permit. The proposed amendment would

update the dollar threshold amount to the current amount.

PUBLIC BOAT RAMPS

The proposed change would add clarifying language in the recreational uses section of code to allow boat ramps to be located in a floodway.

SHIFT IN ORDINARY HIGH WATER MARK DUE TO RESTORATION

This proposed amendment would revise existing code language to better reference the state statute which explains the criteria and procedures for granting relief for a shift in the ordinary high water mark due to restoration.



Project Timeline *What's Next?*

SEP - OCT 2019

learn about the project

NOV - DEC 2019

review & provide feed-
back on draft proposals

EARLY 2020

submit comments: 30-day
public comment period,
SEPA

SPRING 2020

testify at Planning
Commission Hearing

LATE SPRING 2020

testify at
County Council Hearing